

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Ramanayyapet Gram Panchayat, Kakinada - Change of land use from Residential use to Central Commercial use in R.S.No. 242/1P, D.Nos.2-476 and 477 of Ramanayyapeta G.P to an extent of 5058.53 Sq. Mtrs covered in Kakinada Municipal Corporation . - Draft Variation – Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 74

Dated:22-02-2013.

Read the following:-

- 1) GO.Ms.No.389, MA dated:10-09-1975.
- 2) From the Director of Town and Country Planning, Hyderabad Letter Roc.No.10274/2011/R, dt:13.04.2012.
- 3) Govt. Memo No.9870/H1/2012-2, dated 19-12-2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.4, Part-I, dt:03-01-2013.
- 5) From the Director of Town & Country Planning, Hyderabad Lr.Ro.No.10274/ 2011/R, dated 12.02.2013.

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ORDER:-

The draft variation to the Kakinada General Town Planning Scheme to the Master Plan which was sanctioned in G.O.Ms.No.389 MA, dated:10.09.1975 was issued in Government Memo. No.9870/H1/2012-2, Municipal Administration & Urban Development Department, dt.19-12-2012 and published in the Extraordinary issue of A.P. Gazette No.4, Part-I, dated:03-01-2013. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:12.02.2013 has stated that the Panchayat Secretary, Ramanayyapet Gram Panchayat has informed that the applicant has paid an amount of Rs.10,118/- (Rupees Ten thousand One hundred and Eighteen only) towards Development/ Conversion charges as per G.O.Ms.No.158 MA,dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB

PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Kakinada Municipal Corporation, Kakinada.

The Panchayat Secretary, Ramanayyapet Gram Panchayat, Kakinada.

Copy to:

The individual through the Panchayat Secretary, Ramanayyapet Gram Panchayat. Kakinada.

The District Collector, East Godavari District.

SF/SC.

//FORWARDED:BY:ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Ramanayyapet Gram Panchayat, Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.4, Part-I, dated: 03.01.2013 as required by clause (b) of the said section

VARIATION

The site in R.S. No.242/1P, D.Nos.2-476, 2-477 of Ramanayyapeta Gram Panchayat, Kakinada town to an extent of 5058.53 Sq. Mtrs and the boundaries which are as shown in the schedule below and which is earmarked for Residential use in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O.Ms.No.389 MA., dt.10.09.1075 is now designated for Central Commercial use by variation of change of land use based on the Council Resolution No. 45, dated 09.08.2011 and as the surroundings are developed with commercial activities as marked as "A,B,C,D" as shown in the revised part proposed land use map GTP No.04/2013/R which is available in Ramanayyapeta Gram Panchayat and Kakinada Municipal Corporation, **subject to the following conditions:**

1. The applicant shall not taken up construction activity before obtaining permission from competent authority.
2. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	Site & Building belonging to Konda Krishnam Raju G.T.P.No.10/2007/R (Industrial use to Central Commercial use)
East	Existing 100'-0" wide Kakinada – Pithapuram Master plan Road.
South	Site & Building of Mutha people & ext. 15'-0" wide road and other site and houses.
West	Site & Buildings of Mutha people.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER